

## 2 Bedroom End Terraced House

Legends Way, Hull, HU4 6AW

£675 per month



- TOWN HOUSE ARRANGED TO 3 FLOORS
- 2 BEDROOMS & 2 BATHROOMS
- OPEN PLAN LOUNGE
- KITCHEN
- INTEGRATED APPLIANCES
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE





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Internal viewing is highly recommended on this town house - arranged to three floors and in 'move into condition'. Well presented with a contemporary theme throughout, the internal accommodation briefly comprises: entrance hall, bedroom 2 and ground floor shower room. To the first floor there is a fantastic open plan lounge/dining kitchen fitted with a range of units to include integrated appliances. The master bedroom is located on the second floor with an en suite shower room adjacent. Offering complete low maintenance living with the added benefit of an allocated parking space to the rear. Additionally this property further benefits from a gas central heating system and double glazing.

Offered with immediate availability - subject to satisfactory references. **MUST HAVE A HOME OWNER GUARANTOR.**

Perfect for busy working professionals.



## Location

An ideal location within this most sought after residential development. The area is well known for its close proximity to many local amenities. There are popular shopping centres nearby with many retail parks just a short commutable distance from the property. Regular public transport links provide good connections to the city centre and surrounding areas.

## Property Description

### Ground Floor

**Ground Floor** - Double glazed front entrance door leads through to the entrance hall.

**Entrance Hall** - Stairs off to the first floor.  
Storage cupboard.  
Radiator.

**Bedroom Two** - 15' 3" x 8' 9" (4.67m x 2.69m) Extremes to extremes.  
Two x double glazed windows with aspect looking out over the front and side elevations.  
Radiator.

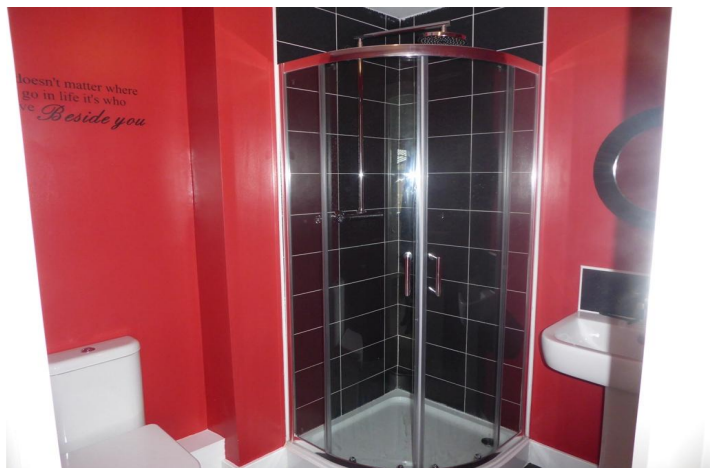
**Shower Room** - White 3-piece suite comprising of a corner shower cubicle housing an electric shower, pedestal wash hand basin and low level flush W.C.  
Extractor fan.  
Cupboard housing the plumbing for automatic washing machine.  
Radiator.  
Lino to the flooring.

### First Floor

**Open Plan Lounge/Dining Kitchen** - 15' 4" x 15' 3" (4.7m x 4.67m) Extremes to extremes.  
Two x double glazed windows with aspect looking out over the side elevation and a further double glazed window with aspect over the front elevation.  
Range of fitted base and wall units. Roll edge laminate work surface housing single drainer sink unit with mixer tap over. Further work surface housing electric oven, electric hob and extractor fan over. Radiator.  
Staircase leading off to the second floor.

### Second Floor

**Bedroom One** - 15' 1" x 15' 4" (4.62m x 4.7m) Extremes to extremes.  
Four x double glazed windows, looking out over the front and side elevation.



Radiator.

**Bedroom One - En Suite** - White 3-piece suite comprising of a corner shower cubicle housing an electric shower., pedestal wash hand basin and low flush W.C.

Radiator.

Extractor fan.

Lino to the flooring.

Council tax band: A

Rental Deposit: £778



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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